



# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 12, 2005  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

### CALL PLANNING COMMISSION MEETING TO ORDER

**ROLL CALL:**      *A*      *P*      *P*      *P*      *P*      *A*      *P*  
*Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan*

### AGENDA APPROVAL

A MOTION WAS MADE BY RAY, SECONDED BY LIVENGGOOD, TO MODIFY AND APPROVE THE AGENDA BY ADDING ITEM D. PLANNING COMMISSION COMMENTS, BY THE FOLLOWING VOTE:

AYES:            Scandura, Dingwall, Ray, Livengood, Horgan  
NOES:           None  
ABSENT:        Dwyer, Burnett  
ABSTAIN:       None

### MOTION PASSED

#### **A.    STUDY SESSION ITEMS**

##### **A-1.    TENTATIVE TRACT MAP NO. 16846 AND CONDITIONAL USE PERMIT NO. 04-21 (BONANNI RESIDENTIAL DEVELOPMENT) – Rami Talleh**

Rami Talleh, Assistant Planner, provided information on the proposed residential development and location within the Holly Seaciff Specific Plan (HSSP) area, surrounding uses, two-parcel lot consolidation, condominium features, density bonus request and affordable housing requirements of the HSSP.

Discussion ensued about recommendations made by the Design Review Board related to landscape planters, elevations, varied color schemes and patio wall height. Commissioner Dingwall suggested that the project be consistent with surrounding residential developments when providing setbacks and perimeter tree placement.

Chair Ray asked about the projects environmental status. Herb Fauland responded that the development is covered under the environmental impact report prepared for the HSSP.

Discussion ensued about trash pick-up, lot consolidation and the number of affordable housing units. Mr. Talleh explained the requirements of the density bonus formula and the affordable housing requirements.

The Commission asked about a Homeowner's Association (HOA) and water meter placement. Mr. Talleh confirmed that an HOA is part of the development. Mr. Fauland discussed water meter standards and code requirements.

Ed Bonanni, applicant, addressed concerns about alley dedication and discussed future negotiations with the YMCA. He also discussed the density bonus request and number of affordable housing units that are proposed at moderate-income levels.

Scott Hess discussed the study session format and the fact that public notification was not provided to the surrounding property owners and suggested that the Commission curtail the level of dialogue on the development until the formal public hearing. Commission Counsel concurred.

Discussion ensued about the site's current use and the presence of two abandoned oil wells.

## **A-2. PROJECT REVIEW PROCESS – Chair Steve Ray**

Chair Ray discussed the written material presented on the Project Review Process, and if the item should be considered for action in August when the Commission is expected to hear the Public Hearing Process.

Discussion ensued regarding the types of past projects heard by the Commission that required additional time for review, public notification requirements and public participation. Commission Counsel explained the difference in public notification requirements for holding a study session and voiced concerns with unclear direction on the amount of information provided during a study session.

Commissioner Scandura recommended minor modifications to the written material including changing the phrase "legal timeframe" deadlines to "mandatory processing" deadlines, and striking language "and will allow greater opportunity for any applicant and the public to be informed and to participate" from the last sentence of the first paragraph under 1. OBJECTIVE.

Mr. Fauland asked for clarification on the amount of information identified in 3. PROCESS - A) 1). Suggestions were made to substitute the terms "presentation" or "overview." He expressed concern as to the amount of information requested and the potential impact to staff resources and processing times. He also questioned the public notification and participation of the process at study sessions when a project hasn't been fully noticed for review by the Planning Commission.

Mr. Hess discussed the past practice of providing the Commission information and scheduling study sessions on major projects that may include an environmental impact report (EIR), zoning map amendment (ZMA), zoning text amendment (ZTA), etc., a minimum 30 days in advance of the respective public hearing.

Mr. Fauland explained factors that effect mandatory processing deadlines, what information is needed when an application is deemed complete, including last minute detail changes, the need for a legal opinion, lack of staff resources, etc. He questioned what if projects fail to conform to this process and what if staff receives direction to expedite a project.

**A MOTION WAS MADE BY SCANDURA, SECONDED BY DINGWALL, TO ADOPT THE PROJECT REVIEW PROCESS WITH MODIFICATIONS AND SCHEDULE FOR FORMAL ACTION BY WAY OF PLANNING COMMISSION RESOLUTION ON AUGUST 9, 2005 BY THE FOLLOWING VOTE:**

**AYES:** Scandura, Dingwall, Ray, Livengood, Horgan  
**NOES:** None  
**ABSENT:** Dwyer, Burnett  
**ABSTAIN:** None

**MOTION PASSED**

**A-3. ORIENTATION COMMITTEE – Chair Steve Ray**

Chair Ray held a brief discussion on establishing a Planning Commission Orientation Committee that provides assistance in educating new members on the roles and responsibilities of the Commission in making land use decisions for the City.

Chair Ray suggested appointing Commissioners Livengood, Scandura and Burnett to the Committee.

**A MOTION WAS MADE BY DINGWALL, SECONDED BY HORGAN, TO APPROVE FORMATION OF AN ORIENTATION COMMITTEE THAT INCLUDES COMMISSIONER'S LIVENGOOD, SCANDURA AND BURNETT BY THE FOLLOWING VOTE:**

**AYES:** Scandura, Dingwall, Ray, Livengood, Horgan  
**NOES:** None  
**ABSENT:** Dwyer, Burnett  
**ABSTAIN:** None

**MOTION PASSED**

**B. PLANNING COMMISSION COMMITTEE REPORTS**

Chair Ray appointed Commissioner Horgan as Subdivision Committee Liaison.

Commissioner Horgan stated she would be unable to attend the Subdivision Committee meeting scheduled for July 27, 2005.

Commissioner Dwyer stated he would be unable to attend the Subdivision Committee meeting scheduled for July 27, 2005 due to a conflict of interest.

Chair Ray appointed Commissioners Livengood and Dingwall to attend the July 27, 2005 Subdivision Committee meeting in Commissioner's Dwyer and Horgan's absence.

Commissioner Livengood announced that he would be unable to attend the Design Review Board meeting of Thursday, July 14, 2005 at 3:30 p.m. Commissioner Dingwall stated he would attend as alternate.

**C. PUBLIC COMMENTS – *NONE*.**

**D. PLANNING COMMISSION COMMENTS**

**Commissioner Dwyer** – absent.

**Commissioner Scandura** – informed the Commission of his absence at the July 26, 2005 meeting. He also expressed interest in holding a future discussion on the role and function of the Planning Commission.

**Commissioner Dingwall** – thanked staff for responding to his last minute request for an easel at tonight's meeting. He asked that the easel be provided at each study session.

**Commissioner Ray** – provided a brief commentary on the July 7 workshop and asked the Commission their thoughts on whether or not to continue discussion on Planning Commission Roles and Responsibilities, By Laws and Protocol at a future workshop or study session. Chair Ray also discussed the Commission's recent receipt of See's Candy gift certificates from a resident, suggesting that the Commission donate them to Project Self Sufficiency.

**Commissioner Livengood** – asked that the Commission consider holding future study sessions at 4:00 p.m., with adjournment at 6:00 p.m. when no public hearings are scheduled. He also thanked staff for revising the Code Requirements Letter.

**Commissioner Burnett** - absent.

**Commissioner Horgan** – none.

**7:00 P.M. – COUNCIL CHAMBERS**

**CANCELED: NO PUBLIC HEARING ITEMS**

**ADJOURNMENT:**

**Adjourned at 7:10 p.m. to the next regularly scheduled meeting of July 26, 2005, Huntington Beach Civic Center.**

APPROVED BY:

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Scott Hess, Acting Secretary

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Steve Ray, Chair